

TABLE E
Mission Hill Neighborhood District
Dimensional Regulations
Residential Subdistricts

	Lot Area, Minimum for Dwell. Unit(s) Specified (Sq.Ft.)	Additional Lot Area for Ea. Addit'l Dwell. Unit (Sq.Ft.)	Lot Width Minimum (Feet)	Lot Frontage Minimum (Feet)	Floor Area Ratio Maximum	Building Height ² Maximum Stories	Feet	Usable Open Space ³ Minimum Sq. Ft. Per Dwelling Unit	Front Yard ⁴ Minimum Depth (Feet)	Side Yard ⁵ Minimum Width (Feet)	Rear Yard Minimum Depth (Feet)	Rear Yard Maximum Occupancy by Accessory Buildings (Percent)
Two-Family Residential Subdistrict												
2F-3000 ¹												
1 or 2 Family Detached	3,000 for 1 or 2 units	N/A	40	40	0.9	2-1/2	35	600	7	5	20	25
Other Use	3,000	N/A	40	40	0.9	2-1/2	35	600	7	5	20	20
2F-4000 ¹												
1 or 2 Family Detached	4,000 for 1 or 2 units	N/A	40	40	0.7	2-1/2	35	600	10	7	35	25
Other Use	4,000	N/A	40	40	0.7	2-1/2	35	none	10	7	35	20
2F-5000 ¹												
1 or 2 Family Detached	5,000 for 1 or 2 units	N/A	45	45	0.6	2 ½	35	800	15	10	40	25
Other Use	5,000	N/A	45	45	0.6	2 ½	35	none	15	10	40	20

TABLE F - Continued

	Lot Area, Minimum for Dwell. Unit(s) <u>(Sq.Ft.)</u>	Additional Lot Area for Ea. Addit'l Dwell. Unit <u>(Sq.Ft.)</u>	Lot Width Minimum <u>(Feet)</u>	Lot Frontage Minimum <u>(Feet)</u>	Floor Area Ratio Maximum	Building Height ² Maximum Stories	Feet	Usable Open Space ³ Minimum Sq. Ft. Per Dwelling Unit	Front Yard ⁴ Minimum Depth <u>(Feet)</u>	Side Yard ⁶ Minimum Width <u>(Feet)</u>	Rear Yard Minimum Depth <u>(Feet)</u>	Rear Yard Maximum Occupancy by Accessory Buildings <u>(Percent)</u>
Three-Family Residential Subdistrict												
3F-2,000 ¹												
Semi-attached Dwelling, Row House Building, or Town House Building	1,000 for 1 unit	1,000	25	25	1.0	3	35	400	5	5	20	25
Any other Dwelling or Use	2,000 for 1 or 2 units	1,000	35	35	1.0	3	35	400	5	5	20	25
3F-3,000 ¹												
Semi-attached Dwelling, Row House Building, or Town House Building	1,500 for 1 unit	1,500	25	25	0.8 ⁶	3	35	600	10	7	35	25
Any other Dwelling or Use	3,000 for 1 or 2 units	1,500	45	45	0.8 ⁶	3	35	600	10	7	35	25

TABLE E- Continued

		Lot Area, Minimum for Dwell. Unit(s) Specified (Sq.Ft.)	Additional Lot Area for Ea. Addit'l Dwell. Unit (Sq.Ft.)	Lot Width Minimum (Feet)	Lot Frontage Minimum (Feet)	Floor Area Ratio Maximum	Building Height ² Maximum Stories	Feet	Usable Open Space ³ Minimum Sq. Ft. Per Dwelling Unit	Front Yard ⁴ Minimum Depth (Feet)	Side Yard ⁵ Minimum Width (Feet)	Rear Yard Minimum Depth (Feet)	Rear Yard Maximum Occupancy by Accessory Buildings (Percent)
<u>RH</u>													
	Row House Building, or Town House Building	1,400 for up to 2 units	700	15	15	1.0	3	35	200	5	--	25	25
	Any other Dwelling or Use	1,400 for up to 2 units	700	15	15	1.0	3	35	200	5	--	25	25
<u>Multifamily Residential Subdistrict</u>													
<u>MFR-1</u>													
	1, 2, or 3 Family Detached	2,000 for 1 or 2 units	1,000	20	20	1.0	3	35	300	20	10	30	25
	Semi-attached Dwelling, Row House Building or Town House Building	1,000 for 1 unit	1,000 for 1 unit	20	20	1.0	3	35	300	20	10	30	25
	Any other Dwelling or Use	2,000 for first 2 units	1,000	40	40	1.0	3	35	200	20	10	30	25

TABLE E - Continued

	Lot Area, Minimum for Dwell. Unit(s) <u>(Sq.Ft.)</u>	Additional Lot Area for Ea. Addit'l Dwell. Unit <u>(Sq.Ft.)</u>	Lot Width Minimum <u>(Feet)</u>	Lot Frontage Minimum <u>(Feet)</u>	Floor Area Ratio Maximum	Building Height ² Maximum <u>Stories</u>	<u>Feet</u>	Usable Open Space ³ Minimum Sq. Ft. Per Dwelling Unit	Front Yard ⁴ Minimum Depth <u>(Feet)</u>	Side Yard ⁶ Minimum Width <u>(Feet)</u>	Rear Yard Minimum Depth <u>(Feet)</u>	Rear Yard Maximum Occupancy by Accessory Buildings <u>(Percent)</u>
<u>MFR-2</u>												
Any Dwelling	None	None	None	None	2.0	--	55	200	20	10	30	25
Other Use	None	None	None	None	2.0	--	55	none	20	10	20	25
<u>MFR-3</u>												
Any Dwelling	None	None	None	None	3.0	--	75	100	15	10	30	25
Other Use	None	None	None	None	3.0	--	75	none	15	10	20	25
<u>MFR/LS</u>												
Any Dwelling	None	None	None	None	1.0	--	35	200	20	10	30	25
Other Use	None	None	None	None	1.0	--	35	none	20	10	30	25

TABLE E - Continued

- Footnotes
1. See Map 6D, and Section 59-6. In a 2F subdistrict, the maximum number of dwelling units in a single structure shall be two (2). In a 3F subdistrict, the maximum number of dwelling units allowed in a single structure shall be three (3) except as other wise provided in Section 59-7.1 (Special Provisions for Residential Development in Three-Family Residential Subdistricts).
 2. For the purpose of determining Building Height, the floor area of a dormer on a Dwelling shall not be included in the floor area calculation for a half story; provided that such dormer is not wider than eight (8) feet and the ridge line of the dormer does not exceed the ridge line of an existing Structure of which it is a part, or thirty-five (35) feet, whichever is less; and provided further that only the floor area of two such dormers shall not be included in the floor area calculation for a half story. However, the floor area of such dormers shall be included in Gross Floor Area of the Dwelling.
 3. The minimum usable open space requirement is applicable only to Residential Uses and Dormitory and Fraternity Uses.

For any lot that exceeds the minimum lot area specified in this Table E, the required number of square feet of usable open space per dwelling unit shall be calculated by adding: (a) the minimum usable open space per dwelling unit specified in this Table E, and (b) twenty-five percent (25%) of the lot area in excess of the required minimum lot area specified in this Table E for the lot.

All ground level open space used to satisfy the minimum usable open space requirements specified in this Table E must have an unobstructed length of not less than ten (10) feet and an unobstructed width of not less than ten (10) feet, except that, for yards used to meet the open space requirements of this Table E, shorter or narrower dimensions are allowed where specifically permitted by the provisions of Section 59-38 (Application of Dimensional Requirements).

In the MFR Subdistricts, up to twenty-five percent (25%) of the usable open space requirement may be met by unclosed porches (with or without roofs) or by suitable designed and accessible space on balconies of Main Buildings or on the roofs of Accessory Buildings, provided that any such space on a porch, balcony, or roof has an unobstructed length of not less than six (6) feet and an unobstructed width of not less than six (6) feet.
 4. See Section 59-38.1. Conformity with Existing Building Alignment. A bay window may protrude into a Front Yard.
 5. Semi-attached Dwellings, Town House Buildings, and Row House Buildings are only required to have side yards on sides that are not attached to another Dwelling.
 6. Provided that the maximum FAR shall be 1.0 for any Proposed Project for multifamily dwellings in a 3F-2000 Subdistrict allowed pursuant to Section 59-7.1 (Special Provisions for Residential Development in Three-Family Subdistricts).

